



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: June 16, 2023
MEETING DATE: June 20, 2023
SUBJECT: Final Plat Review SHH Properties
LLC 2 Lot Land Division

PROJECT NUMBER: MNSUB2304-01
PROJECT ADDRESS: 2271 Kraft Road
PARCEL NUMBER: 26.-1-5.2
ZONING: DD1: Spruce Row Campsite and
A/R: Agricultural/Rural Zone

INTRODUCTION

The applicant and property owner, Scott Sherwood – SHH Properties LLC, applied for a minor subdivision for the subject site to subdivide the existing 103.52 acre lot into two lots; 'Parcel A', approximately 98.163 acres, and 'Parcel B', approximately 5.357 acres. The Planning Board conducted sketch plat review during the June 20th meeting, and gave direction on public hearing requirements for final plat review.

PROCESS

Flag lots are permitted in the A/R zone per Ulysses Town Code ([UTC\) 212-29.M](#) subject to the standards listed in [UTC 212-130](#). Per the definition of 'flag lot' in [UTC 212-22](#), the 'flag' portion of the lot must meet the minimum lot area requirements exclusive of the acreage of the 'pole', and the 'front lot line' is defined as the line within the flag portion of the parcel that is parallel to or approximately parallel to the accessed road and meets the minimum lot width at the front lot line for the A/R zone. The A/R zone requires a minimum lot area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front lot line per [UTC 212-29](#). The proposal is considered an unlisted action under SEQ. The project is not subject to 239 review per the [Inter-Governmental Agreement with Tompkins County](#). During this hearing, the Board will conduct a final plat review of the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the final proposed plat noted in the Exhibit section below, and re-review the [05.26.2023 memo](#) for the June 6th meeting as needed.

EXHIBIT

[Exhibit A: Final Plat Application](#)